

# Value Add Historical Office Building in Downtown COS!

10 BOULDER CRESCENT, COLORADO SPRINGS, CO 80903

**PRICE REDUCED!**

[Explore Virtual Tour](#)

## Overview

**About:** Built in 1909, 10 Boulder Crescent is a high quality, historical building located in Colorado Springs' booming downtown. The building is filled with charm, to include ornate woodwork from the turn of the Century. The building offers a wide variety of office suite sizes and has onsite parking, which is rare for office properties in the vicinity.

**Location:** The property is just minutes from restaurants, shops, and other attractions such as the Olympic Museum, Switchback Soccer Stadium, and all the downtown amenities. The building is minutes walking distance from the Santa Fe Trail, which goes all the way to Monument, CO.

**Pricing:** The office property is priced at only \$120.74 PSF, allowing an investor or owner/user to make cosmetic improvements and own a building well below values in the area. Many of the leases are short term allowing for a new owner to either occupy the space, or an investor to reposition the leases with a new rent structure.

**Tenant Mix:** The current tenant mix includes attorneys, small firms, and counselors. The building caters to small office users and historically has stayed full.

## Highlights

- Onsite Parking
- Well Maintained Historical Building
- Amazing Location
- Wide Variety Suite Sizes
- Flexible Lease Terms
- Value-Add Potential
- Abundant Charm

## Property Details



### Sales Price

\$3,000,000  
\$2,750,000



### Price PSF

\$131 PSF  
\$120.74 PSF



### Building Size

22,777 SF



### Lot Size

0.42 Acres



### Year Built

1909



### Zoning

OC / OR

Rev: July 5, 2023

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Steve Leigh**

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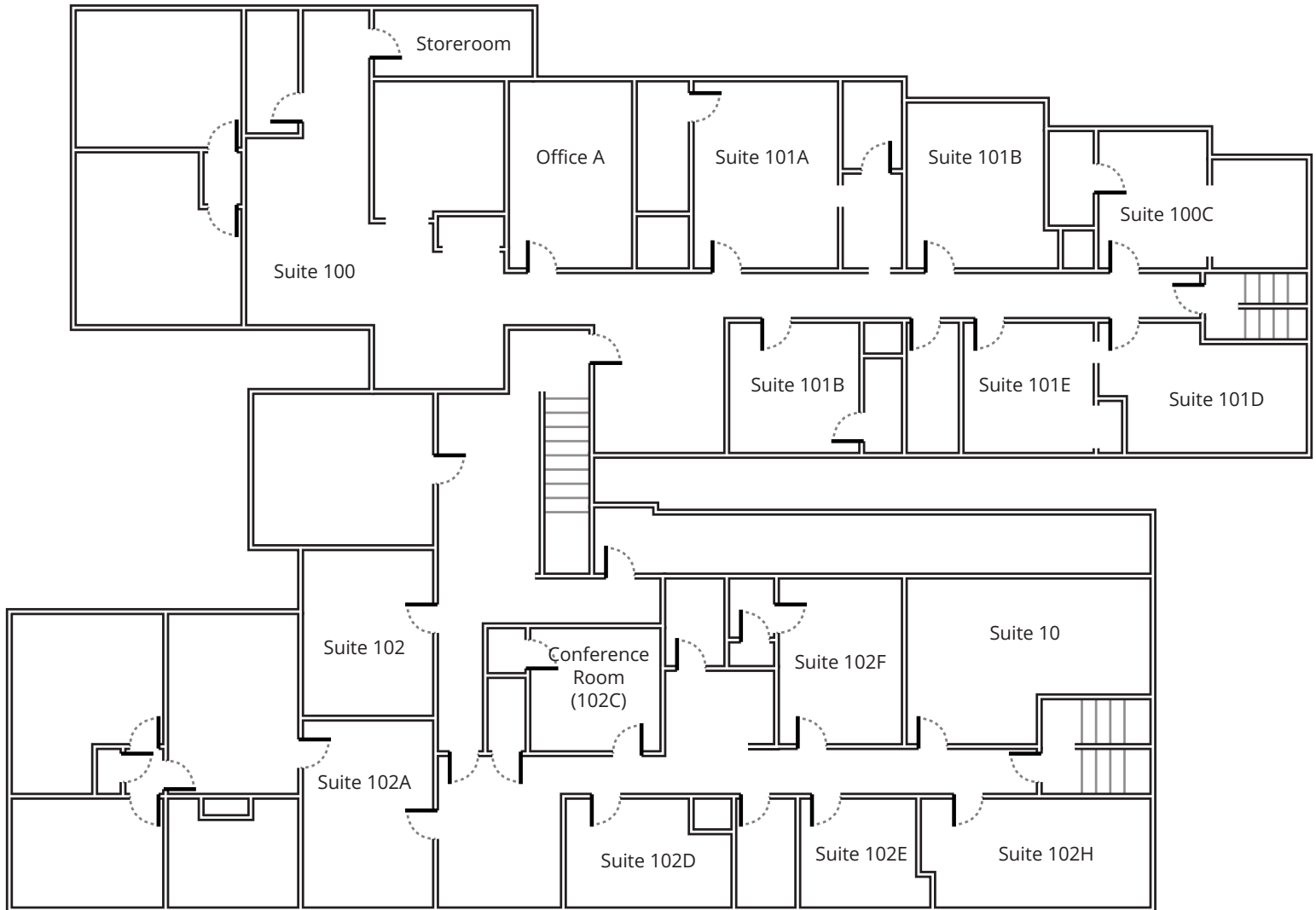
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## First Floor



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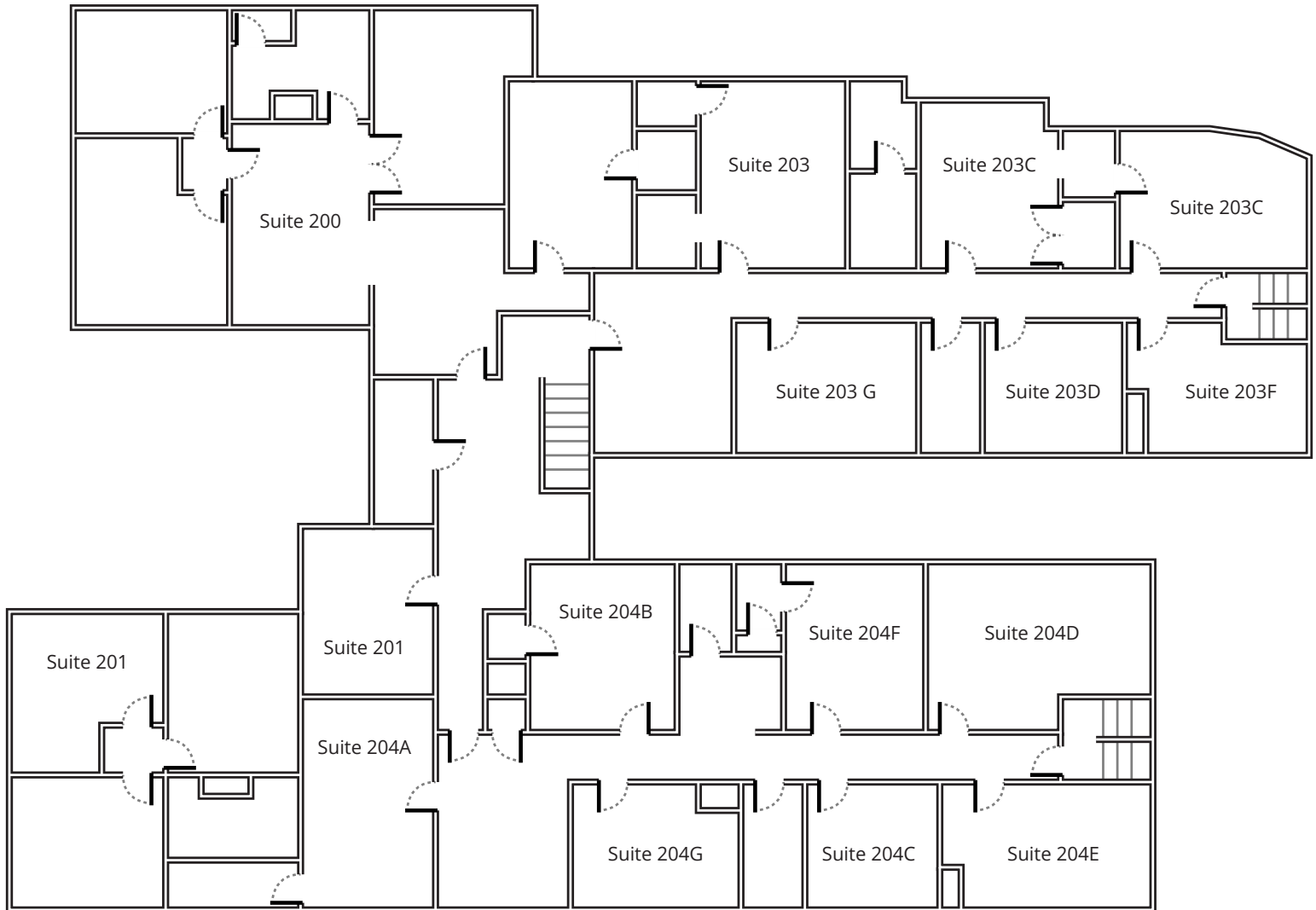
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## Second Floor

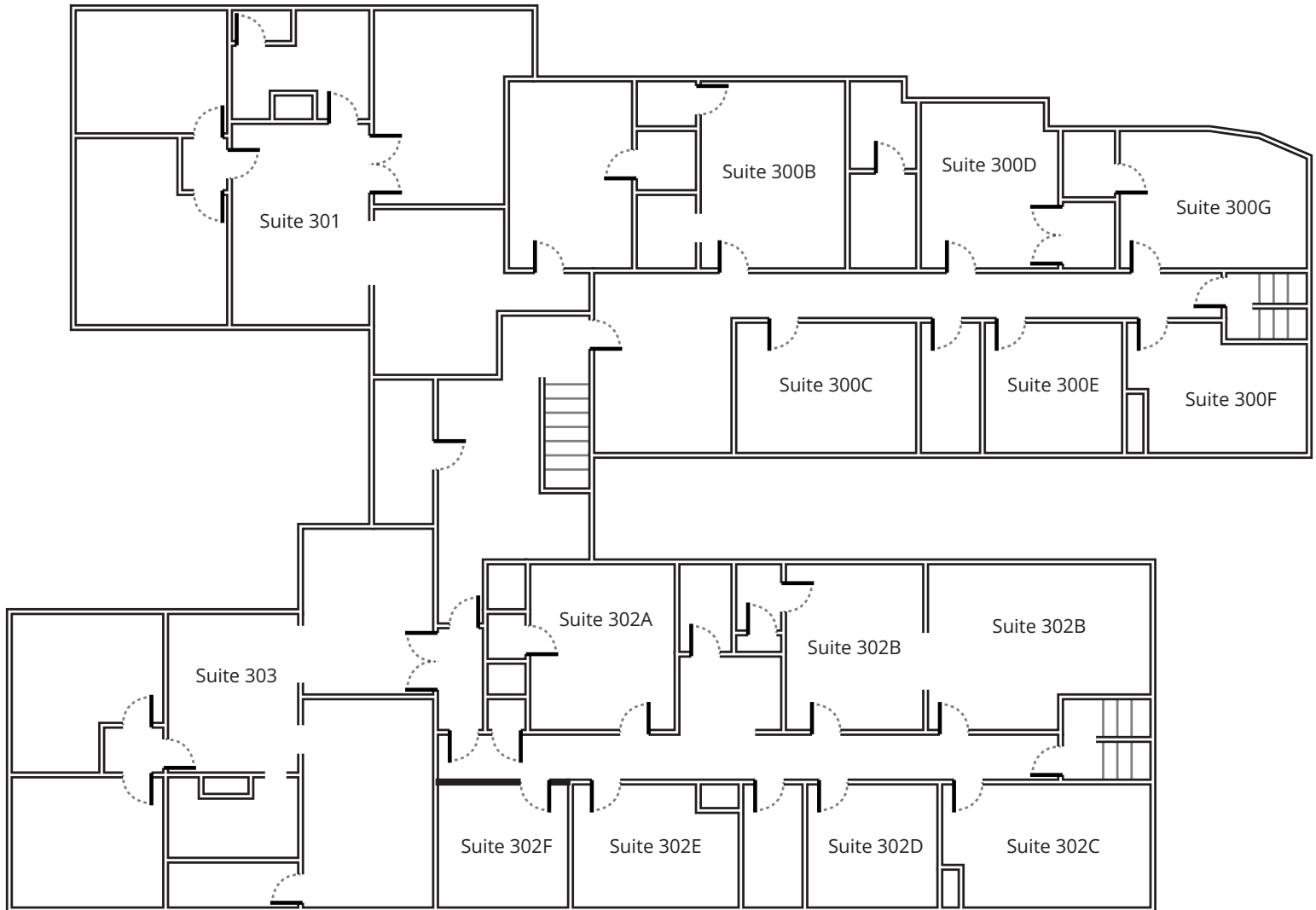


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## Third Floor



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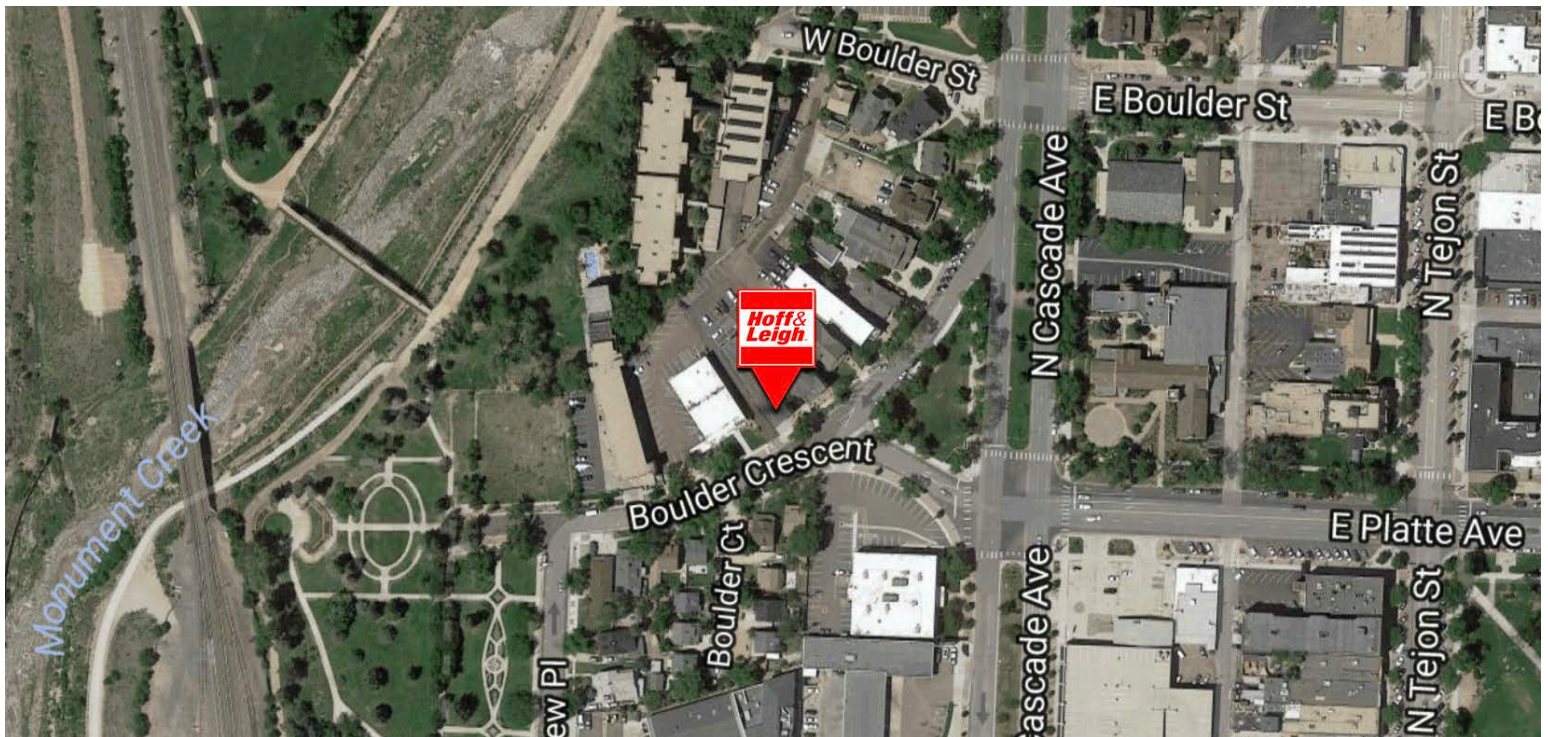
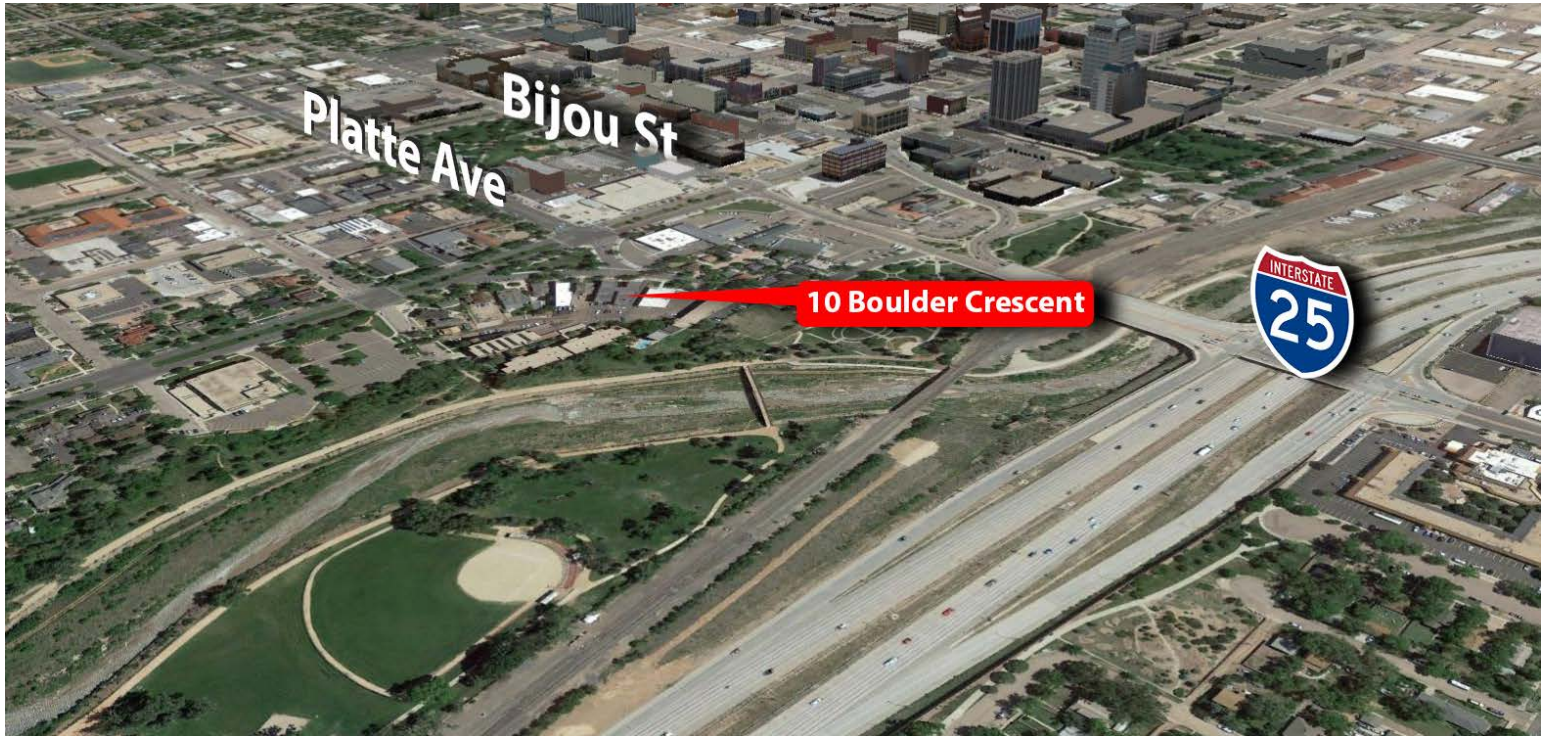
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